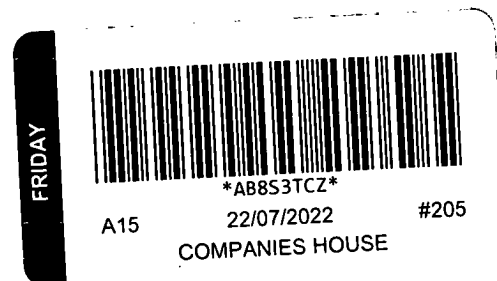


Christchurch Marina Park Limited

Financial statements

Information for filing with the registrar

For the Year Ended 30 September 2021



Christchurch Marina Park Limited
Registered number:10203943

Balance Sheet
As at 30 September 2021

	Note	2021 £	As restated 2020 £
Fixed assets			
Tangible assets	4	15,720,000	10,681,115
Current assets			
Stocks	5	2,880	-
Debtors	6	4,135	385,099
Cash at bank and in hand		163	3,420
		<u>7,178</u>	<u>388,519</u>
Creditors: amounts falling due within one year	7	(3,716,195)	(2,897,292)
Net current liabilities		<u>(3,709,017)</u>	<u>(2,508,773)</u>
Total assets less current liabilities		<u>12,010,983</u>	<u>8,172,342</u>
Creditors: amounts falling due after more than one year	8	(3,767,906)	(3,767,906)
Provisions for liabilities			
Deferred tax	9	(2,418,258)	(1,023,599)
Net assets		<u><u>5,824,819</u></u>	<u><u>3,380,837</u></u>
Capital and reserves			
Called up share capital		100	100
Revaluation reserve	10	7,254,775	4,363,767
Profit and loss account	10	(1,430,056)	(983,030)
		<u><u>5,824,819</u></u>	<u><u>3,380,837</u></u>

Christchurch Marina Park Limited
Registered number:10203943

Balance Sheet (continued)
As at 30 September 2021

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



Robert Lee Jack Bull
Director

Date: 14/07/2022

The notes on pages 3 to 9 form part of these financial statements.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

1. General information

Christchurch Marina Park Limited is a Private company, limited by shares and incorporated in England and Wales under the Companies Act 2006.

The principal place of business is Wick Lane, Christchurch, Dorset, BH6 4LE.

The company's principal activity is operating a park home site.

The accounts are presented in GBP, the functional currency, and are rounded to the nearest £.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

During the year, the Company has been further affected by restrictions imposed by the UK Government in response to the COVID-19 pandemic including further 'lockdown' periods. The impact of the restrictions includes restricting the ability to generate income and delays in converting new home sales to completions. Despite the restrictions, expected cashflows have been delayed into future periods.

During the year, financial support has been provided by the parent and other Group entities and where possible the Company has utilised the Coronavirus Job Retention Scheme and Rates Grants.

The directors have prepared cash flow forecasts which demonstrate that the cash reserves of the Company will be sufficient for it to be meet its debts as they fall due and therefore are able to continue as a going concern.

Post year end, the Company, as part of the Group headed by Royale Parks Limited, has entered into the process to refinance the Group's main financing facility including an additional facility to fund Development, to further grow the business and generate increased sales. This further supports the use of the Going Concern assumption.

In the shorter term the Company continues to be reliant upon the intended support of its related companies and the directors.

The financial statements do not contain any adjustments that would be required if the Company were not able to continue as a going concern.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

2. Accounting policies (continued)

2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Pitch Fees

Pitch fees are recognised on an accruals basis in the period to which they relate.

2.4 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.5 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance Sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in other comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

2. Accounting policies (continued)

2.6 Stock & WIP

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Employees

The Company has no employees (2020 - *no employees*) other than the directors, who did not receive any remuneration (2020 - *£NIL*).

The directors are executives of the holding company, Royale Parks Limited, and are also directors of other group entities. The directors were remunerated through Royale Parks Limited during the period, but it is not practicable to allocate this between their services as executives of Royale Parks Limited and their services as directors of the fellow subsidiaries.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

4. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 October 2020 (as previously stated)	5,956,115
Prior Year Adjustment	4,725,000
At 1 October 2020 (as restated)	10,681,115
Additions	753,219
Revaluations	4,285,666
At 30 September 2021	15,720,000
Net book value	
At 30 September 2021	15,720,000
At 30 September 2020 (as restated)	10,681,115

The borrowings in the parent entity, Royale Parks Limited are secured by way of a fixed charge over the assets of the group, this includes those held by this company.

The freehold property has been valued in September 2021 by an independent 3rd party on a market value basis.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2021 £	2020 £
Cost	6,046,968	5,293,749

5. Stocks

	2021 £	2020 £
Work in progress	2,880	-

Christchurch Marina Park Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2021**

6. Debtors

	2021	2020
	£	£
Trade debtors	15	299
Amounts owed by group undertakings	-	40,288
Amounts owed by related parties	-	341,441
Other debtors	786	353
Prepayments and accrued income	3,334	2,718
	<u>4,135</u>	<u>385,099</u>

7. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Trade creditors	275,952	11,032
Amounts owed to group undertakings	3,358,828	2,830,903
Amounts owed to related parties	59,424	46,846
Accruals and deferred income	21,991	8,511
	<u>3,716,195</u>	<u>2,897,292</u>

8. Creditors: Amounts falling due after more than one year

	2021	2020
	£	£
Amounts owed to group undertakings	<u>3,767,906</u>	<u>3,767,906</u>

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

9. Deferred taxation

	2021 £
At beginning of year (as restated)	(1,023,599)
Charged to other comprehensive income	(1,394,659)
At end of year	<u>(2,418,258)</u>

The provision for deferred taxation is made up as follows:

	2021 £	<i>As restated</i> 2020 £
Tax on unrealised gain	<u>(2,418,258)</u>	<u>(1,023,599)</u>

10. Reserves

Revaluation reserve

The aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value in which case it is charged to the Statement of Comprehensive Income.

Profit and loss account

Profit and loss account represents cumulative profits or losses net of dividends paid and other adjustments.

11. Prior year adjustment

Freehold property revaluation

A prior year adjustment has been made as a result of updating the revaluation accounting policy to show a more accurate representation of the market value of the freehold property to the Company as the developer.

The updated valuation method reflects the net present value of future cashflows from the site, including development potential based on existing license permissions. Previously a deduction was being applied to represent the discount a lender would take to sell the property in the event they took ownership, this was deemed to be akin to a break-up basis valuation and therefore not suitable for the business trading as a going concern.

This has resulted in an increased freehold property valuation and therefore a valuation uplift of £4,725,000, a deferred tax increase of £897,750 and increased revaluation reserve of £3,827,250.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

12. Related party transactions

Company directors

As at the balance sheet date a director was owed £46,000 (2020 - £46,000) by the company.

Companies under common control

As at the balance sheet date the company was owed £NIL (2020 - £341,441) by companies under common control and owed £13,424 (2020 - £846) to companies under common control.

As at the balance sheet date trade creditors includes £249,915 (2020 - £3,060) owed to companies under common control.

13. Controlling party

The company is a subsidiary of Royale Parks Limited, the immediate and ultimate parent company, incorporated in England and Wales. The directors consider that no one party controls the Group.

The smallest and largest group to provide consolidated accounts which include the results of the company is that headed by the ultimate parent, with registered office Royale House, 1550 Parkway, Whiteley, Fareham, Hampshire, PO15 7AG. These consolidated accounts are publicly available from Companies House.

14. Auditors' information

The auditors' report on the financial statements for the year ended 30 September 2021 was unqualified.

The audit report was signed on
behalf of Ensors Accountants LLP.

14/7/22

by Jayson Lawson (Senior Statutory Auditor) on